

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES

Date: May 8, 2014

Meeting No.: 184

Project: Barclay-Old Goucher Phase II-The Park

Phase: Schematic

Location: East 20th Street and Barclay Street, Guilford Avenue

PRESENTATION:

Ms. Magda Westerhout from the architectural firm Marks Thomas reviewed the intent of the multi-year, multi-phased revitalization Master Plan for the neighborhood. Sarah Bowley of Marks Thomas presented the architectural design for the Phase II-18 new homeownership units. 15 units are proposed to edge the proposed new park with 3 units placed on Guilford Street. Karen Bradley, the landscape architect with Bradley Site Design described the specific features of the new landscape/park plan.

The schematic design includes the following design components:

- The 15 townhouse structures line 2 sides of the proposed Park. The chosen architectural building facades intentionally pick up the elevations and roof repetition of bay projections and broken cornices seen throughout the adjacent neighborhood. The spacious townhouse units are designed as 20' by 49' with 1 car garages. The corner units of the townhouse strings are 3 story while the inside units are 2 story. The front facades are contemplated to be brick, potentially up to 100% coverage while the rear elevations will be cementitious material. The park facing units have 6-7' wide porches overlooking the park. Street parking is currently contemplated in front of the units.
- The landscape plan for the Park draws on historical references such as Fells Point, Baltimore, MD, Charleston, SC and Boston Commons. In response to the community, the intention is a small scale passive park space supporting the quiet residential nature of the surrounding townhomes. The 70'X 35' oval design separates small group gathering spaces from the non-programmed open space directly across from the fronts of the townhomes. The radiating pathways will be lined with Princeton elms to create a boulevard effect.

COMMENTS FROM THE PANEL:

Overall there was consensus that the schematic townhome design was respectful of the historic context of the neighborhood and that the proposed Landscape Plan with the small scale park is a major open space asset to the entire community. The panel had the following specific comments:

- The Plan has a village quality rooted in historic precedent. The porches require more review and attention to detailing. The columns and elevation are heavier in feel than seen in surrounding Baltimore neighborhoods. A review of the stoop width may be appropriate as they appear quite wide. The Ellen Wilson project serves as a good design reference. Proposed fencing should relate to the community but provide privacy.
- The corner condition on the townhouse A string should be reviewed for design consistency and subdivision regulations. It is awkward and detracts from the continuous elevation facing the Park. Eliminate the corner condition unit and position townhouse string B closer to the street wall thus maintaining the total unit count for the project.

- A walking connection should be established between the 3 units fronting on Guilford Avenue and the Park. Also for Section C, consider rear parking garage structures instead of open parking spaces to enhance the visual sight line from the Park to this area.

PANEL ACTION:

Continue Schematic design, with the above comments.

Attending:

Magda Westerhout, Sarah Bowley – Marks Thomas
Karen Bradley - Bradley Site Design
Catherine Stoeks, Jenny Hope – Telesis Baltimore
Kevin Anderson – KCW Eng. Tech.

Ms. Meany* Ms. Jones Allen, Messr. Burns, and Haresign - UDARP Panel

Director Tom Stosur, Anthony Cataldo, Wolde Ararsa, Amy Gilder-Busatti, Christina Gaymon, Tamara Woods, Alex Hoffman –Planning Department